151.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	680,800	/	680,800
USE VALUE:	680,800	/	680,800
ASSESSED:	680,800	/	680,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAKRAVADHANULA DEEPAK
Owner 2:	VENKATESH DIPTHI
Owner 3:	
Street 1:	122 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAMADORAI ARVIND K -
Owner 2:	GAUBA MONICA -
Street 1:	122 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	259,500		421,300	680,800
Total Card	0.139	259,500		421,300	680,800
Total Parcel	0.139	259,500		421,300	680,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.66 | /Parcel: 497.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99789
GIS Ref	
GIS Ref	
Insp Date	07/17/18

!11817!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,500	0	6,060.	421,300	680,800		Year end	12/23/2021
2021	101	FV	251,300	0	6,060.	421,300	672,600		Year End Roll	12/10/2020
2020	101	FV	251,300	0	6,060.	421,300	672,600	672,600	Year End Roll	12/18/2019
2019	101	FV	214,500	0	6,060.	421,300	635,800	635,800	Year End Roll	1/3/2019
2018	101	FV	216,500	0	6,060.	373,100	589,600	589,600	Year End Roll	12/20/2017
2017	101	FV	216,500	0	6,060.	312,900	529,400	529,400	Year End Roll	1/3/2017
2016	101	FV	216,500	0	6,060.	312,900	529,400	529,400	Year End	1/4/2016
2015	101	FV	203,800	0	6,060.	270,800	474,600	474,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:10:10

LAST REV

Date	Time
08/09/18	11:59:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11817

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMADORAI ARVIN	56128-590		12/22/2010		487,500	No	No		
BOUDREAU CHARLE	38792-143		4/14/2003		392,500	No	No		
BOUDREAU CHARLE	36627-85		10/4/2002	Family	1	No	No		
	12081-487		9/27/1971		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2006	270	Wood Dec	4,000					
6/30/2003	534	Redo Kit	4,000					
5/28/2003	398	Add Bath	8,800					
4/22/1994	135	Manual	7,000					ROOF/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
3/13/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	197	PATRIOT
11/7/2005	Permit Visit	BR	B Rossignol
7/16/2003	MLS	MM	Mary M
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
9/3/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	70.	0.99	8									421,260						421,300	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,260	Spl Credit		Total:	421,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318807
Depreciation:	59298
Depreciated Total:	259509

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

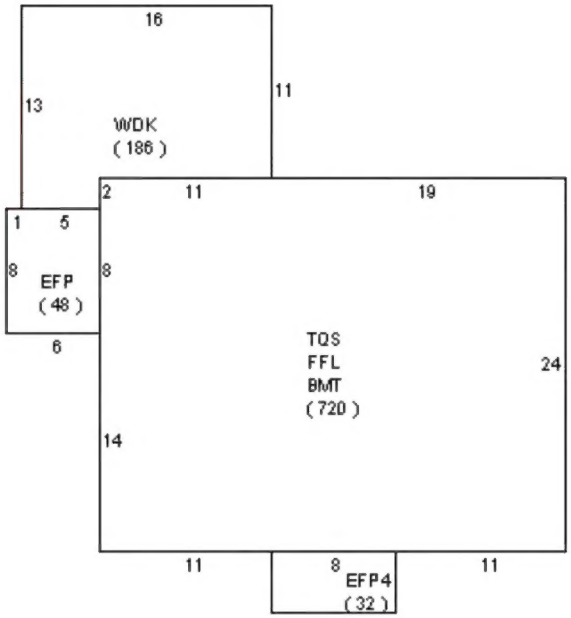
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	115.54
Final Total:	259500	Val/Su SzAd	205.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	48.890	35,200
FFL	First Floor	720	148.490	106,909
TQS	3/4 Story	540	148.490	80,182
WDK	Deck	186	11.380	2,116
EFP	Enclos Porch	80	61.250	4,900

Net Sketched Area:	2,246			Total:	229,307
Size Ad	1260	Gross Area	2426	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

151.0-0001-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	